085.0	0004	0025.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,500 /	649,500
					USE VALUE:	649,500 /	649,500
					ASSESSED:	649,500 /	649,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ELDER TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EGAN LAURA/TRUSTEE
Owner 2:	JANET L EGAN TRUST
Owner 3:	
Street 1:	11 ELDER TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EGAN JANET L -
Owner 2:	-
Street 1:	11 ELDER TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	255,400	5,100	389,000	649,500
Total Card	0.126	255,400	5,100	389,000	649,500
Total Parcel	0.126	255,400	5,100	389,000	649,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.16 | /Parcel: 501.1

Legal Description

User Acct 53729

GIS Ref

GIS Ref

Insp Date 04/29/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,400	5100	5,500.	389,000	649,500	649,500	Year End Roll	12/18/2019
2019	101	FV	202,600	5100	5,500.	383,500	591,200	591,200	Year End Roll	1/3/2019
2018	101	FV	202,600	5100	5,500.	294,500	502,200	502,200	Year End Roll	12/20/2017
2017	101	FV	202,600	5100	5,500.	277,900	485,600	485,600	Year End Roll	1/3/2017
2016	101	FV	202,600	5100	5,500.	255,600	463,300	463,300	Year End	1/4/2016
2015	101	FV	191,700	5100	5,500.	239,000	435,800	435,800	Year End Roll	12/11/2014
2014	101	FV	191,700	5100	5,500.	220,100	416,900	416,900	Year End Roll	12/16/2013
2013	101	FV	191,700	5100	5,500.	220,100	416,900	416,900		12/13/2012

!6943!

PRINT

Date	Time
12/10/20	21:38:21

LAST REV

Date	Time
05/02/17	11:58:45
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EGAN JANET L,	60399-244		11/2/2012	Convenience	1	No	No		
EGAN CHARLES/ET	26624-333		8/29/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	53729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2002	456	Wood Dec	5,000	C				REPLACE 10X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2009	Meas/Inspect	372	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.01	6			Road Co	-5					389,026						389,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,026 | Spl Credit | Total: 389,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29814816
Const Adj.:	0.99989998
Adj $ / SQ:	168.742
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370099
Depreciation:	114731
Depreciated Total:	255368

COMMENTS

UNPAVED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

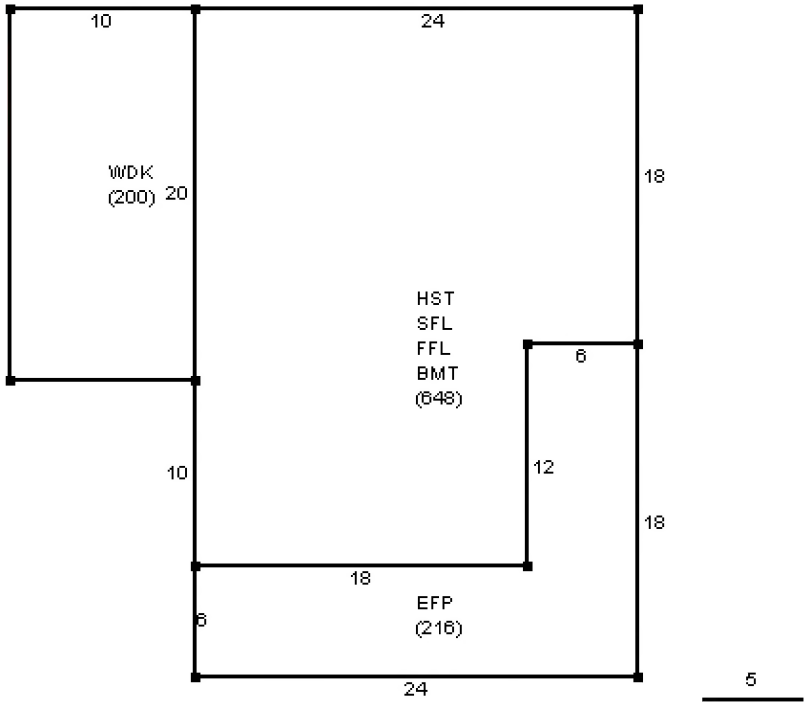
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.74
Special Features:	0	Val/Su Net:	95.16
Final Total:	255400	Val/Su SzAd	157.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	50.620	32,804
FFL	First Floor	648	168.740	109,345
SFL	Second Floor	648	168.740	109,345
HST	Half Story	324	101.250	32,804
EFP	Enclos Porch	216	39.830	8,602
WDK	Deck	200	11.000	2,200

Net Sketched Area:	2,684			Total:	295,100
Size Ad	1620	Gross Are	3008	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc